

Park Lake Woods Condominium Association, Inc. Rules and Regulations

Welcome to all new residents and hello again to all current residents. This notice is being given to you to explain some of the rules of the Park Lake Woods Condominium Association, Inc. If you have not, lived in a condominium before, it is an easy way of living, but because of the physical proximity of the units, there needs to be certain rules in order to keep it enjoyable for all residents. Park Lake Woods Condominium Association, Inc. owns the land and the buildings and as a unit owner, you own the interior of your unit and have the right to occupy your unit and the limited common areas associated with it. Park Lake Woods Condominium Association, Inc. has insurance on the land and the basic buildings, but it is the unit owner's responsibility to have insurance for their personal belongings and any improvements and upgrades that have been made beyond the original unit constructed by the developer.

Some of the important rules for everyone's safety and comfort are:

1. The outside light by the garage door **MUST** be left on all night, every night. We do not have streetlights, so the outside lights provide the light for the street for everyone's safety and convenience. If all lights are on, a potential burglar cannot use that as an indication that no one is home.
2. The parking for your unit is in your garage, on your driveway, and for those units west of Grove Street on the wood chips beside your driveway. The guest parking is on the north side of Park Lake Place against the railroad ties. Do not park on the grass. Those in the three bedroom units might be tempted to park along the grass on the south side of Park Lake Place, but don't. The people and guests in the two bedroom units have to park on the north side, so if the three bedroom unit's guests park on the south side, it makes it difficult for cars to pass and sometimes impossible for trucks, including garbage and fire trucks, to pass.
3. No dogs more than 15 pounds are allowed except with specific approval from the Board of Directors. The approval will only be given for dogs kept inside and who are quiet.

4. The garbage cans, by city ordinance, are not allowed to be placed at curbside prior to Monday or Thursday nights and must be returned to the back or side yard by Tuesday or Friday nights.
5. No commercial vehicles, motor homes, boats or trucks (except personal pickup trucks) may be kept on the condominium property (except in the garage or in the backyard). Occasional overnight parking of guest's motor homes may be allowed by the approval of the Board of Directors.
6. No major automobile repairs may be undertaken on the condominium property, except in the garages.
7. No commercial activities are allowed within the units. The units may be used as personal residences only.
8. It is the responsibility of the residents of the unit to water the grass as necessary, since we do not have a sprinkler system.
9. No exterior modifications to the units or the front yards are allowed. Owners may landscape the backyards subject to the rear easement across the back of each yard.
10. No structures may be constructed in the back yard without the approval of the Board of Directors. All decks must be made out of treated wood to avoid a termite problem with the buildings.
11. Please drive slowly on Park Lake Place as well as Grove Street.
12. All new owners and tenants are subject to the approval of the Board of Directors.
13. Monthly fees must be paid on a timely basis (the 1st of each month) to ensure that Park Lake Woods Condominium Association, Inc. is able to pay for the insurance, maintenance and repairs of the buildings and grounds.